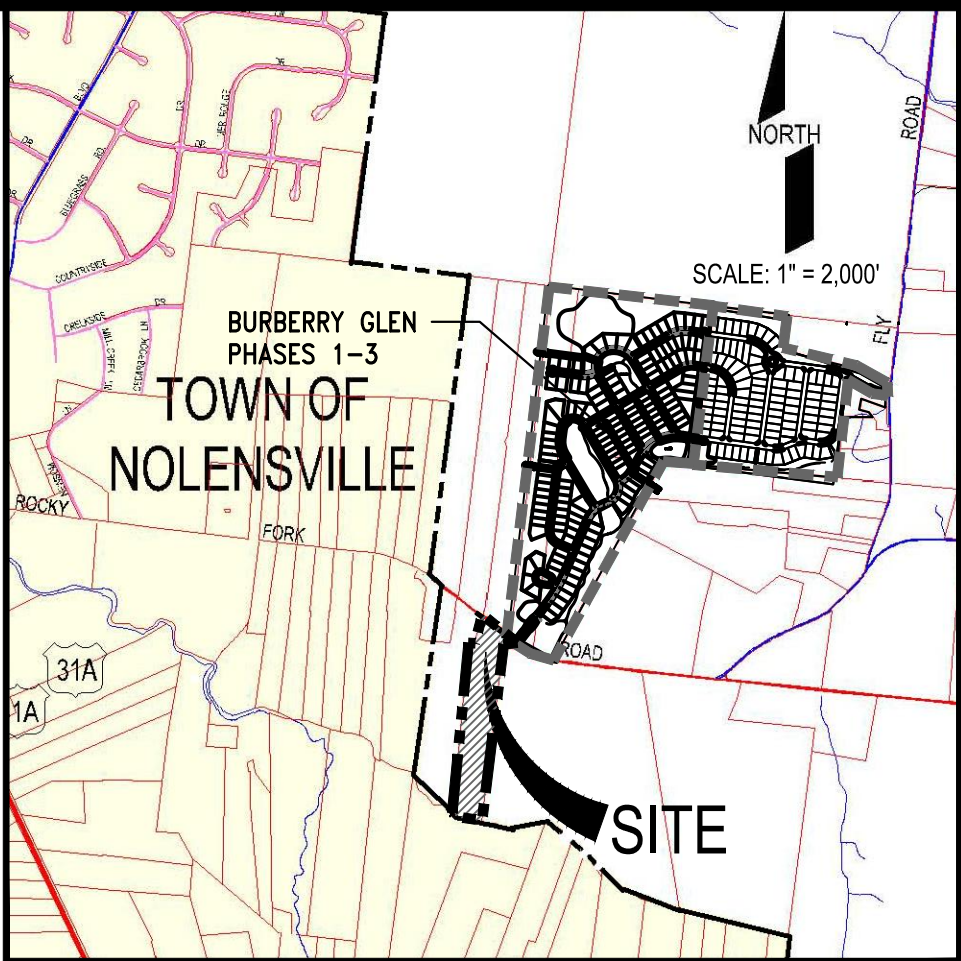
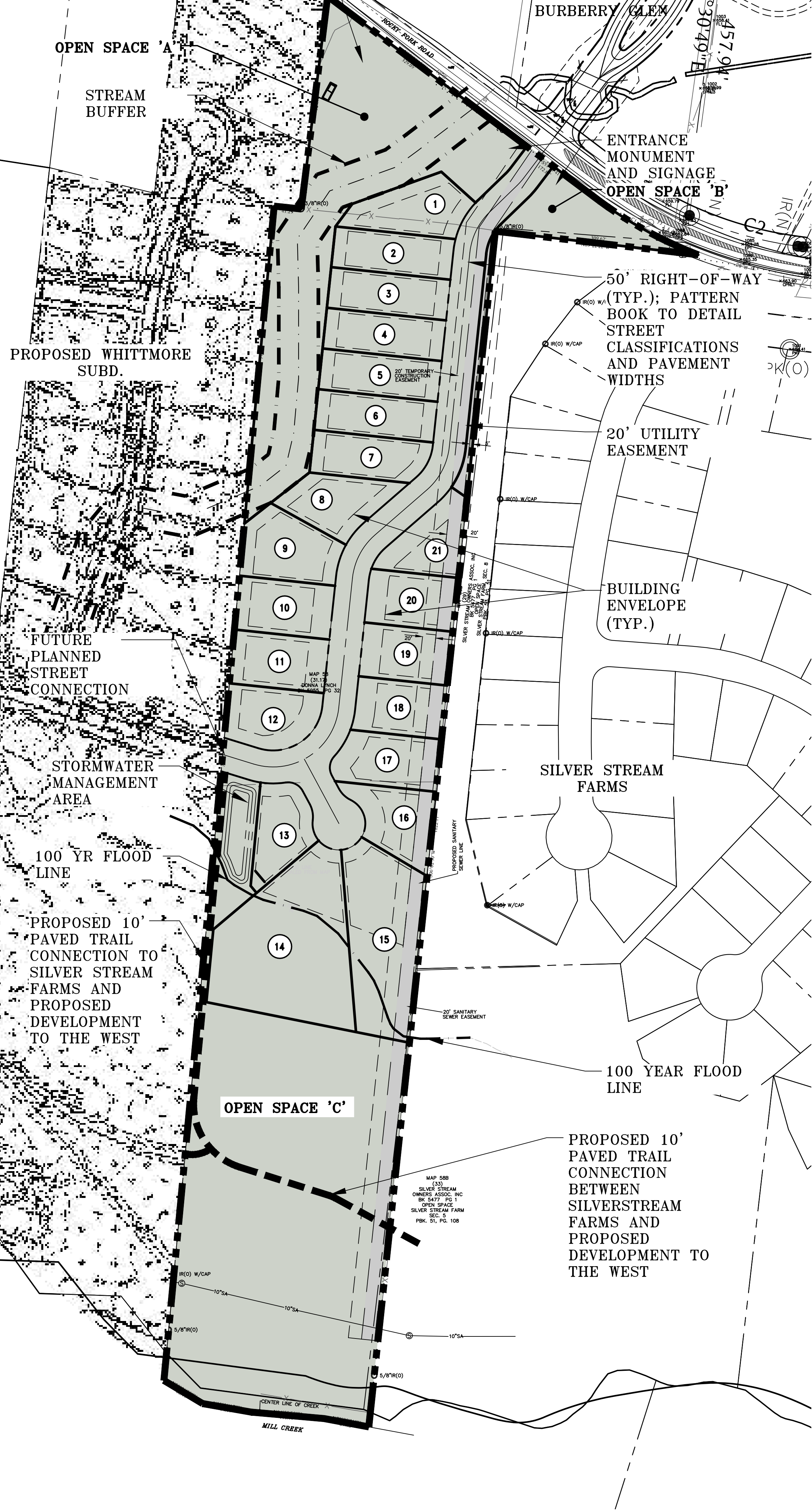


LOT EXHIBITS  
SCALE: 1" = 50'



VICINITY MAP

EXISTING VEGETATION TO BE PRESERVED IN THIS AREA TO PROVIDE SCREENING OF THE RESIDENCES. SUPPLEMENTAL TREE PLANTINGS TO BE ADDED, AS NECESSARY, TO ACHIEVE A VISUAL SCREEN.



SITE DATA

PROJECT NAME:

TOWN ON NOLANSVILLE, TN  
ADDRESS:  
CITY:  
COUNTY:  
STATE:  
CIVIL DISTRICT:  
MAP, GROUP, PARCEL #'S  
EXISTING ZONING:  
ACREAGE OF SITE:

MINIMUM REQUIRED SETBACKS:  
YARD FRONTING ANY STREET:  
ALLOWANCE FOR PORCH INTO FRONYARD:  
SIDE YARD:  
REAR YARD:

OWNER:  
ADDRESS:  
PHONE NO.:  
CONTACT NAME:  
E-MAIL ADDRESS:

APPLICANT:  
ADDRESS:  
PHONE NO.:  
FAX NO.:  
E-MAIL ADDRESS:

MINIMUM PARKING REQUIRED:  
PARKING PROVIDED:

RESIDENTIAL DENSITY:

OPEN SPACE REQUIRED:  
OPEN SPACE PROVIDED:

LYNCH PROPERTY

ROCKY FORK ROAD  
NOLANSVILLE  
WILLIAMSON  
TENNESSEE  
17TH  
TAX MAP 58, PARCEL 31.17  
SR ZONING AND PUD OVERLAY  
15.7 ACRES

60' LOTS: 20'  
70' LOTS: 20'  
80' LOTS: 30'  
6'  
6'  
6'  
5'  
5'  
7.5' OR 15' MIN. BETWEEN HOMES  
20'

CATES BUILDERS (UNDER CONTRACT W/LYNCH FAMILY)  
112 WESTWOOD PLACE, SUITE 220, BRENTWOOD, TN 37027  
615.370.4742  
STEVE CATES  
SCATES@CATESBUILDERS.COM

LITTLEJOHN ENGINEERING ASSOCIATES  
1935 21ST AVE. SOUTH, NASHVILLE, TN 37212  
615.385.4144  
615.385.4020  
JHEINZE@LEAINC.COM

OPEN SPACE AREAS

KEY	USE	SQ. FT.	ACRES
OPEN SPACE 'A'	NATURAL AREA WITH SELECT TREE PRESERVATION AND WALKING TRAIL CONNECTION	100,843	2.32
OPEN SPACE 'B'	COMMONS AREA W/ WALKWAYS BENCHES	19,081	0.44
OPEN SPACE 'C'	TREE PRESERVATION AREA W/NATURALIZED TRAILS	203,210	4.68
	TOTAL	323,134	7.42

NOTES:

1. A MINIMUM OF 70% OF LOTS WILL HAVE EITHER SIDE OR REAR FACING GARAGES. LOTS THAT DO HAVE A FRONT YARD FACING GARAGE WILL HAVE THE GARAGE SET BACK A MINIMUM OF 4 FEET BEYOND THE FRONT FACADE PLANE.

2. 80' FRONTAGE LOTS ARE ANTICIPATED TO PROVIDE A MINIMUM OF 2 GUEST PARKING SPACES WITHIN THE LOT BOUNDARY.

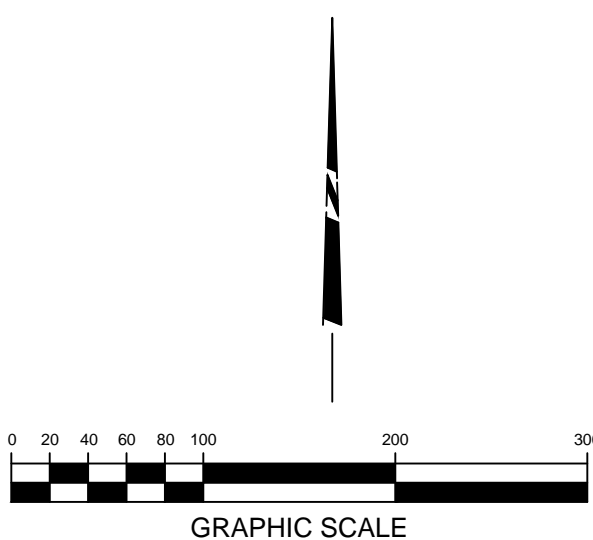
3. FRONT PORCH STRUCTURE MAY ENCROACH A MAXIMUM OF 6 FEET INTO THE FRONT YARD SETBACK.

4. PRIOR TO FINAL PUD APPROVAL, APPLICANT SHALL SUBMIT PRELIMINARY DETENTION AND STORMWATER CALCULATIONS, FOR REVIEW AND APPROVAL.

NOTE:

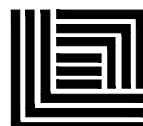
THE LOCATIONS OF EXISTING TREES (EXCEEDING 12" DIA.), SPECIMEN TREES (EXCEEDING 24" DIA.) AND EXISTING SITE FEATURES SUCH AS ROCK WALLS, ETC. WILL BE VERIFIED AT THE TIME OF FINAL PUD PLAN SUBMITTAL. THE FINAL PUD PLAN WILL ATTEMPT TO PRESERVE HISTORIC SITE WALLS AND SPECIMEN TREES, WHEREVER POSSIBLE, OR INDICATE THE RELOCATION AND RESTORATION OF THE ROCK WALLS IN ANOTHER AREA OF THE SITE.

LOT TABLE		
LOT #	ACRES	S.F.
1	0.29	12748.66
2	0.26	11271.75
3	0.26	11264.00
4	0.26	11264.00
5	0.26	11264.00
6	0.26	11264.00
7	0.26	11248.47
8	0.28	11982.13
9	0.31	13715.09
10	0.27	11906.00
11	0.27	11783.94
12	0.28	12002.87
13	0.26	11055.21
14	1.01	44124.76
15	0.68	29773.17
16	0.28	12019.79
17	0.28	12306.78
18	0.26	11108.58
19	0.25	11071.49
20	0.25	11058.97
21	0.25	11031.81
TOTAL		295,265.46 SF
AVERAGE LOT SIZE		14,060 SF



CONCEPT PLAN – LOT AREAS  
LYNCH PROPERTY

PREPARED FOR  
CK DEVELOPMENT, LLC  
112 WESTWOOD PLACE  
SUITE 220  
BRENTWOOD, TN 37027  
MAY 25, 2015



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